

Notice of Public Meeting and Information Repository for a Clean Ohio Revitalization Fund Grant

The Hamilton County Board of County Commissioners (applicant) and the Port of Greater Cincinnati Development Authority (co-applicant) are applying for a \$3 million grant from the Clean Ohio Revitalization Fund for cleanup of the former Kahn's/Sara Lee site located at 3241 Spring Grove Avenue, Cincinnati, OH 45225. The application is available for review at the Public Library of Cincinnati and Hamilton County, Northside Branch, located at 4219 Hamilton Avenue, Cincinnati, OH 45223 until March 9, 2010. A public meeting to discuss the project and solicit comments on the grant application will be held on March 8, 2010 at the Camp Washington Recreation Center located at 1201 Stock Street, Cincinnati, OH 45225 at 7:30 p.m. Any questions may be referred to Jeffrey Aluotto, Assistant County Administrator, at 513-946-4436.

Application Summary

Former Kahn's/Sara Lee Site

Goal of the Brownfield Project

The goal of this brownfield project is to demolish, remediate, and redevelop the Former Kahn's/Sara Lee Site in the Camp Washington neighborhood of the City of Cincinnati. Camp Washington occupies a central location in the City of Cincinnati, both physically and financially. The area has served as Cincinnati's industrial center for decades and continues to be a source of industrial income. As a result of this heritage, Camp Washington is also left with a large number of vacant, abandoned, or underutilized brownfield sites.



The cleanup and redevelopment of the Former Kahn's/Sara Lee Site will return approximately 17 acres of property to productive use in a neighborhood that is in critical need of investment. This will result in positive economic impacts to the region in the form of jobs and tax revenues and benefits to the community in a safer, more vibrant neighborhood. Additionally, the Clean Ohio Fund grant will leverage additional investment into the improvement of the site. Without a Clean Ohio Fund grant, this project would not move forward due to the high cost of demolition and remediation.

Economic Benefit – Micro Metal Finishing, LLC, the committed end user for this project, will retain 50 jobs and create 25 additional jobs at an average wage of \$12.50. Micro Metal Finishing provides high volume metal finishing services for a wide range of industries including the automotive, appliance, tool, and fastener industries.

Micro Metal Finishing has been located in Camp Washington since 1951 and is an active participant in the community and in the Camp Washington Business Association. The company is thrilled to have the opportunity to leave an obsolete manufacturing building, expand their product lines, and increase the size of the company – all while staying in Camp Washington. Their current property is well-located for redevelopment and, thus, Micro Metal Finishing will not create a new brownfield when they relocate.

Micro Metal Finishing's plant will utilize approximately three acres of the property and will stimulate development of the remaining 14 acres. This catalytic effect will potentially bring additional businesses into Camp Washington and result in the creation and retention of even more jobs. In consultation with development and real estate experts, Hamilton County believes that the best use of the property is for a light industrial/manufacturing development. This would complement the existing uses around the Site and provide the rare opportunity for the construction of modern industrial and manufacturing facilities within an urban area.



Community Benefit – The cleanup and redevelopment of the Former Kahn's/Sara Lee Site is a priority of the recently adopted "Camp Washington Industrial Area Plan." In discussing the Former Kahn's/Sara Lee Site, this plan states that "both Hamilton County and the City of Cincinnati share a common vision of creating a development-ready site." Additionally, the Plan predicts that redevelopment of the Site "has the potential to spur additional development along the Spring Grove Avenue Corridor."

With a poverty rate of 35 percent, the census tract in which the Former Kahn's/Sara Lee Site is located would benefit from the jobs and the tax revenues generated by the cleanup and redevelopment. As it is now, the Site is an eyesore and a potential health hazard to the residents living near it. The smell of livestock still lingers in the air even years after closure of the plant. Cleanup and redevelopment of the Former Kahn's/Sara Lee Site will benefit the community by eliminating blight and improving the health and environment of Camp Washington. This project will also keep a devoted Camp Washington business in the neighborhood, thus ensuring the availability and convenience of jobs for local residents.

Other Funding Sources – In 2007, Sara Lee Food and Beverage Company (the owners of the property at that time) donated the Former Kahn's/Sara Lee Site to the Hamilton County Board of County Commissioners. Since the donation, the County has invested approximately \$400,000 annually to maintain and secure the Site. In March 2009, a \$277,880 Clean Ohio Assistance Fund Grant was awarded to Hamilton County to perform a Phase II Environmental Site Assessment at the property. Eligible match contributions for this Clean Ohio Revitalization Fund Grant will come from a number of organizations:

Hamilton County	\$533,004
City of Cincinnati	\$400,000

Metropolitan Sewer District of Greater Cincinnati	\$ 62,040
Greater Cincinnati Water Works	\$ 4,956

The total amount of match contributions is \$1,000,000, which is 25 percent of the total project cost.

History of the Project Property

Since the late 1800s, the property at 3241 Spring Grove Avenue has been the location for a wide variety of activities. Its location in the heart of Camp Washington's industrial corridor has meant that the Site has seen continuous use since the late 1890s.

During the 1890s, the Site was home to retail and residential uses in addition to being occupied by various pork packing and oven manufacturing operations. In the early 1900s, a safe manufacturer, blacksmith, food processing operations, a foundry, and an iron works joined the existing uses at the Site.

In the mid-1900s, the majority of the Site housed the Al-Mo-Co molasses and syrup company in addition to various warehousing, storage, stockyards, and meat packing operations (E. Kahns and Sons). By the 1980s, the Site was primarily occupied by the Kahn's meat processing and packing plant and associated stockyards, shipping and receiving, sanitation, utilities, wastewater treatment, maintenance shops, research and development, and offices.

Kahn's subsequently sold the operations to the Sara Lee Food and Beverage Company which, after streamlining national operations, gifted the Site to Hamilton County for use as a potential site for a new correctional facility. In November 2007, Hamilton County residents voted down a potential sales tax increase that would have funded the correctional facility. As such, the Site currently remains vacant and is deteriorating.

Environmental Improvements and Benefits



Demolition and remediation of the Former Kahn's/Sara Lee Site will ensure a safe working environment for future site occupants and a safe living environment for nearby residents.

Cleanup Benefits – The Remedial Action Plan for the Former Kahn's/Sara Lee Site includes the removal of asbestos-containing materials, removal of universal wastes, demolition of all site buildings, removal of unregulated and closed-in-place underground storage tanks, and excavation and disposal of petroleum impacted soil. These activities will reduce the existing threats to human health and the environment.

Sustainability – This project will work to incorporate sustainable practices into the cleanup and redevelopment. During demolition, building debris and scrap metal will be recycled to the extent practicable. During redevelopment, LEED certification will be evaluated, and even if

certification is not sought, the development will utilize green practices, such as storm water control and energy efficient design. The new facility for Micro Metal Finishing will include modern water and wastewater treatment operations that will result in a significant reduction in water usage when compared to their current inefficient plant. Additionally, the restoration of an urban site with existing infrastructure and public transportation will eliminate the need for industrial and manufacturing companies to relocate to greenfield developments.

Project's Readiness to Proceed if Funded

If funded, the project will proceed immediately upon receipt of the signed Grant Agreement. The property is already owned by the Hamilton County Board of Commissioners, so no property acquisition activities will have to take place. The Clean Ohio expertise of the Port of Greater Cincinnati Development Authority will be utilized to expedite the competitive procurements for the Certified Professional and any other work scopes over \$25,000. The plan presented in this application has the support of the City of Cincinnati, the Hamilton County Board of County Commissioners, and the Community Council of Camp Washington. BUT FOR the Clean Ohio Revitalization Fund grant, this project would not proceed.